



Order under Section Residential Tenancies Act, 2006

Citation: Patrick v Hazzan, 2026 ONLTB 46721

Date: 2026-06-15

File Number: LTB-T-000052-26

In the matter of: 1259 FENNELL AVE E
HAMILTON ON L8T1T3

Between: Aaron Patrick
Whitney Clause
Tenants

And

Afezz Hazzan
Landlord

Aaron Patrick and Whitney Clause (the 'Tenants') applied for an order determining that Afezz Hazzan (the 'Landlord') gave a notice of termination in bad faith.

This application was heard by videoconference on June 10, 2026.

The Landlord, the Landlord's Representative, Janet van Oordt, and the Tenants attended the hearing.

Determinations:

1. For the following reasons, the Tenants' application is dismissed.
2. Subsection 57(2) of the Act requires a former tenant to file a bad faith application within one year of vacating the unit.
3. The Tenants testified that they moved out of the rental unit on December 1, 2024. As a result, they would have until December 1, 2025, to file their application under section 57. However, the Tenants confirmed that they filed the application with the LTB on February 23, 2026, more than one year after vacating the rental unit.
4. Therefore, as explained at the hearing, because the application was filed beyond the one-year limitation period pursuant to subsection 57(2) of the Act, the application must be dismissed.

It is ordered that:

1. The Tenants' application is dismissed.

June 15, 2026
Date Issued

Colette Myers
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

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